

**Seascape at Grand Beach Condominium Association
Board of Directors Meeting
11-11-22**

The meeting was held via Zoom.
The meeting started at 9:00 AM.

Board of Directors present: Al Kalil, Brenda Fontaine, Jansen String, John Bouchard, Jim Lalumandier, Bob Bazinet, and Lynda Bond.

Manager Al Baron from Dirigo Management was absent

Owners Present: Ron Kalenberg (6A), Diane Ciccolini (8C), Pauline Pelletier (4F),(6A)

MINUTES

Brenda Fontaine moved to accept the minutes for the 9-22-22 Board Meeting. Al Kalil seconded. Unanimously approved.

DIRIGO MANAGEMENT REPORT

Al Kalil gave Al Baron's report.

The building inspections have been good. The two outside gates were purchased and installed. The elevator estimate was obtained and distributed to the Board.

OLD BUSINESS

Water Infiltration 7E

Masonry Tech investigated the water stain on the wall of the right corner as you enter the middle bedroom. No breaches were found. The AC unit in 8E was evaluated by Air Service and found not to be a problem.

The stain is dry now however there is a question if the stain has gotten larger.

The plan is to monitor and follow up accordingly.

Shower Drain Failure in Unit 5D, Leaking into Shower Area of 4D

The plumber accessed the source of the leak in 5D and repaired it.

The plan is to monitor and follow up accordingly.

Window Cleaning

Lynda Bond moved to rescind the decision of the 6-17-22 Board meeting to have the windows cleaned every other year. Jansen String seconded. The motion passed. Six voted for the motion and one voted against.

Water Damage 7D and 8D

The sliding door in 8D was leaking. It has been repaired.

The carpet in both 8D and 7D has been stained. The rugs will be cleaned once the tenants have moved out of 8D.

The ceiling and valance in 7D will also be repaired.

Replacement of Beach Front Benches

The bench replacement order has been delayed due to inventory issues. It has also been learned that the transportation charges are very high.

Jansen String will investigate ordering the original benches that had been proposed.

Roof Fans

Al Kalil moved to have the roof fans be on in the winter from 7:30 to 11:00 am and 5:00 to 8:00 pm. Bob Bazinet seconded. Unanimously approved. This will decrease the cost of running the fans and will keep more warm air in the units in the winter months.

Al Kalil will send an email to the owners with this information.

NEW BUSINESS

General Building Maintenance Projects

The building is being prepared for the winter. The irrigation pipes have been blown out. The outdoor shower and outdoor water valves have been closed down. The trash pick up will be decreased to weekly rather than biweekly.

Johnson & Jordan Inc replaced the filter for the heating system. They needed to return to readjust it due to a problem with the smoke alarm on one of controls that was clogged. It is fixed now and working well.

Johnson & Jordan Inc also assessed that the louvers are not functioning properly. A faulty transformer was replaced.

Johnson & Jordan reviewed that the sound of the louvers is normal and cannot be changed. Lubrication and changing the motor change will not

affect the sound of the louvers. The louvers cannot be left open since they will not work properly and this would increase the risk of fire. The sound of the louvers is part of our building.

Water Puddle 6B

A puddle of water has been found once in 6B outside the laundry area. The area has dried up and the problem has not recurred. 7B was investigated and found to be dry. The same problem did occur once several years ago.

The plan is to monitor and follow up accordingly.

Fence for Overflow Parking Lot

A proposal by Richard Gruslin and Pauline Pelletier to hire Roland and Sons Fencing to place a fence along the road to delineate the overflow parking lot. This would make it clear that it is private property. A deposit would be paid to ensure work being done when possible which could be in many months.

Discussion followed with the plan consider two pillars to mark the entrance of the overflow parking lot with a sign stating Seascape, Private Parking. Lynda Bond will join Richard Gruslin and Pauline Pelletier in this investigation.

FINANCIALS

Lynda Bond discussed the financials.

Statements will be sent to all owners with outstanding balances.

Further investigation is needed to ensure the Rental Fee is being allocated properly. Ideally all Rental Fee payments are submitted to Dirigo with the rental lease.

Current owner contact information will be helpful for Dirigo communication with owners. Chrys Martin (3F) has volunteered to obtain the contact information.

OWNERS' FORUM

Ron Kallenberg (8A)

1. Payments to Dirigo Management company is challenging.
2. Inquired about the estimate for the elevator.
3. Inquired if the benches on the beach that belong to Old Orchard Beach could be purchased.

Jansen String has learned that it is not possible to purchase benches from the City of Old Orchard Beach

Bob Bazinet (5D) 1. Payments to Dirigo Management company is challenging. He has not received a call back to his questions. Bob is not sure where to mail his payments.

Diane Ciccolini (8C) 1. Inquired if payment has been made for the benches.

There has been no payment made for the benches.

2. Request to have better notification for the Board meetings.

Better communication will be done in the future.

3. Cracks in the ceiling of the pool room.

Structural engineer, Joe Leasure assessed that the cracks in the pool room were stress cracks and do not affect the integrity of the building. These ceiling cracks have been repaired several times in the past. Discussion regarding the humidity in the room could be a factor. Al Kalil will inquire if using an impervious green board for the ceiling would help prevent the problem. An estimate for repairs will be obtained. Hiring a structural engineer was also discussed, both for the pool room only and the entire building.

ADJOURNMENT

Bob Bazinet moved to adjourn. Al Kalil seconded. Unanimously approved. The meeting ended at 10:20 am.

Respectfully submitted,

Lynda Bond, Secretary

